

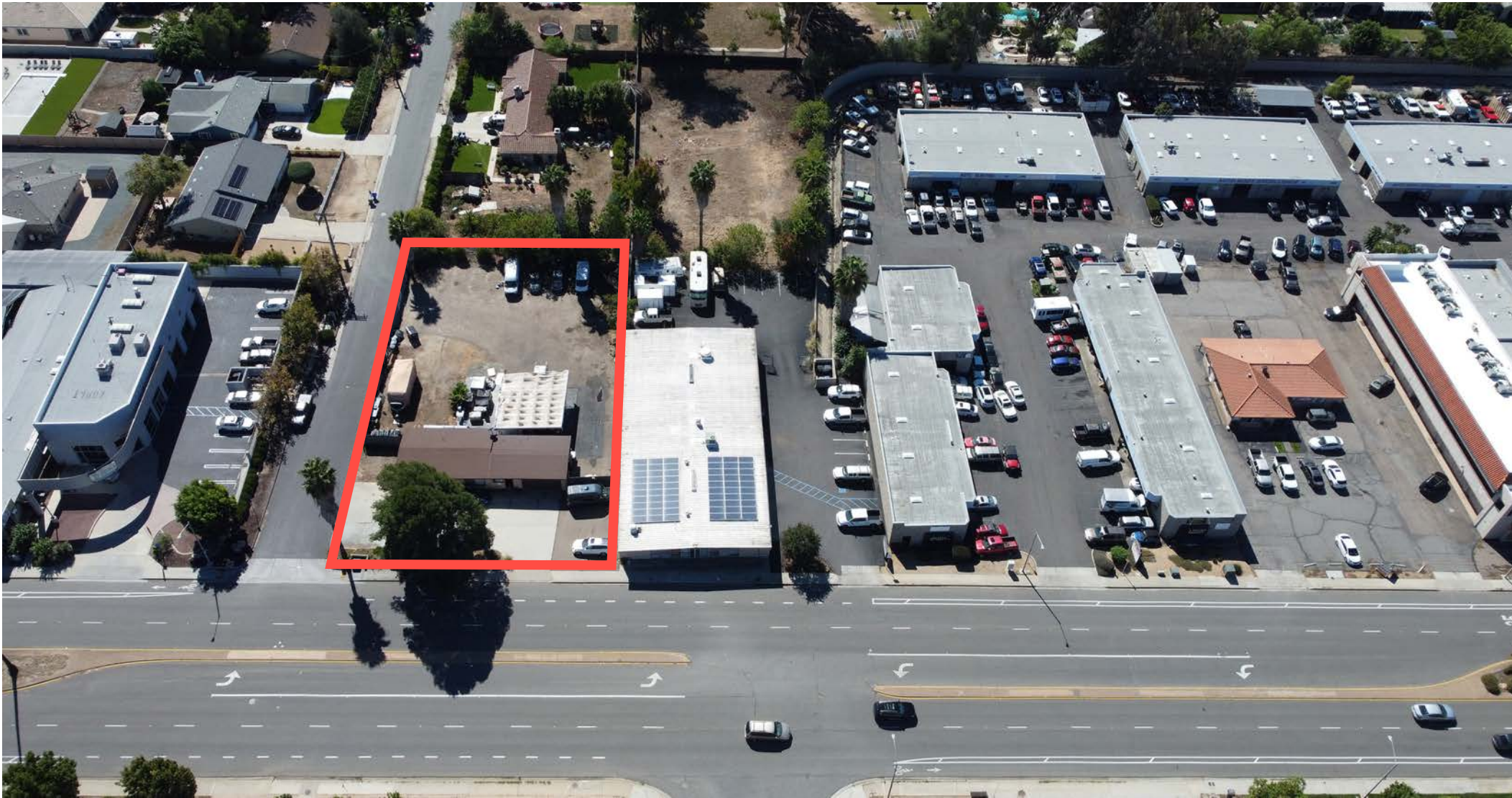


13977 Poway Road  
Poway, CA 92064

Zone: AGC - Automotive  
General Commercial  
Automotive / Sales Lot

**SPIRE**

# Executive Summary



## 13977 Poway Road, Poway, CA

This listing is located along a specific portion of Poway Road designated as the Poway Road Corridor, with a vision of up and coming services for the community.

The location is about 4.7 miles from I15, for easy access south to San Diego or north to Escondido and beyond. State Route 56, is just a few more miles and takes you on to the coast and beautiful beaches in just a few minutes.

Poway, also called "The City in the Country", takes prides that over half of the city's 39.4 squaremile area is preserved as dedicated open space.

Nearby parks and recreation include:

- ◇ Lake Poway
- ◇ Aubrey Park
- ◇ Blue Sky Ecological Reserve
- ◇ Starridge Park
- ◇ Poway Community Park

Hiking trails include:

- ◇ Potato Chip Rock, on Mount Woodson Trail
- ◇ Poway Interpretive Center at Pauwai
- ◇ Sycamore Canyon Preserve and Goodan Ranch
- ◇ City of Poway Trails

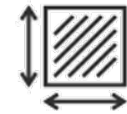
Old Poway Village is adjacent to Old Poway Park, which is home to Poway Midland Railroad and Poway Historical and Memorial Society.



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# Lot Options



Property size: .48 acre



Potential for an option to lease approximately half the lot or the entire property. Half or entire office space can be made available.



Call broker for details.

# Building Views

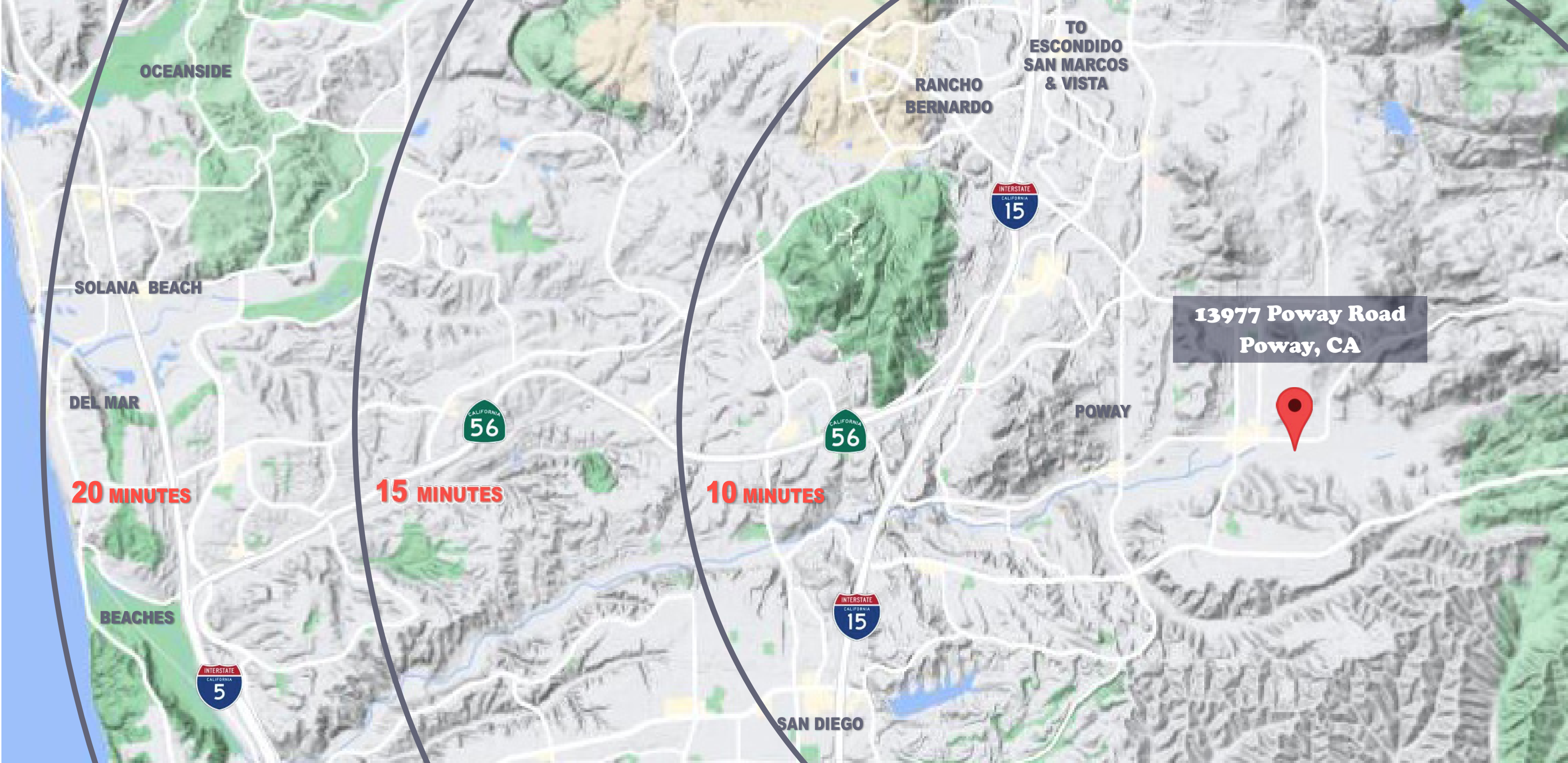


# Regional View

Poway is located in North San Diego County, along with the cities of Carlsbad, Del Mar, Encinitas, Oceanside, Solana Beach, Vista, Escondido, and San Marcos. There are also many longtime communities such as Rancho Santa Fe, Fairbanks Ranch, Valley Center, and Hidden Meadows.

North San Diego County is known as one of the most geographically diverse places on earth, with bluffs, sandy beaches, canyons and rolling hills on the coast, rocky foothills, large lakes and rivers in the interior, and arid deserts, lush oases and sand dunes in the far east region.

Recreation includes about thirty miles of beaches from south of Del Mar to San Onofre. There are also more than forty golf courses, including Torrey Pines, which hosted the 2008 and 2021 U.S. Open.

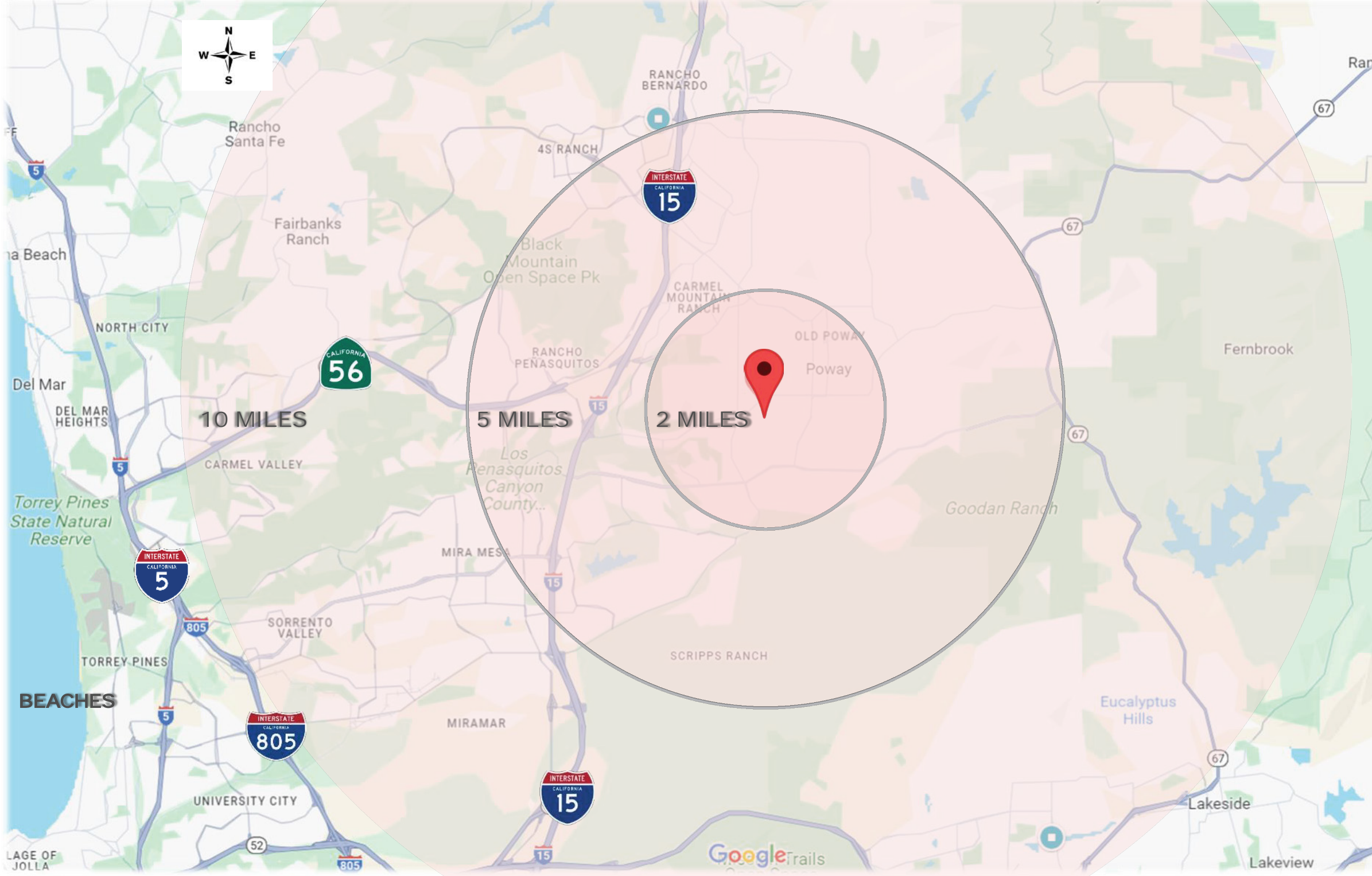


# Demographics

	2mile	5mile	10mile
2010 Population	39,651	176,366	447,431
2023 Population	39,776	181,756	475,263
Median Age	39.1	40.7	40.2
Bachelor's Degree or Higher	47%	55%	51%
Median Home Value	\$752,579	\$773,061	\$767,656



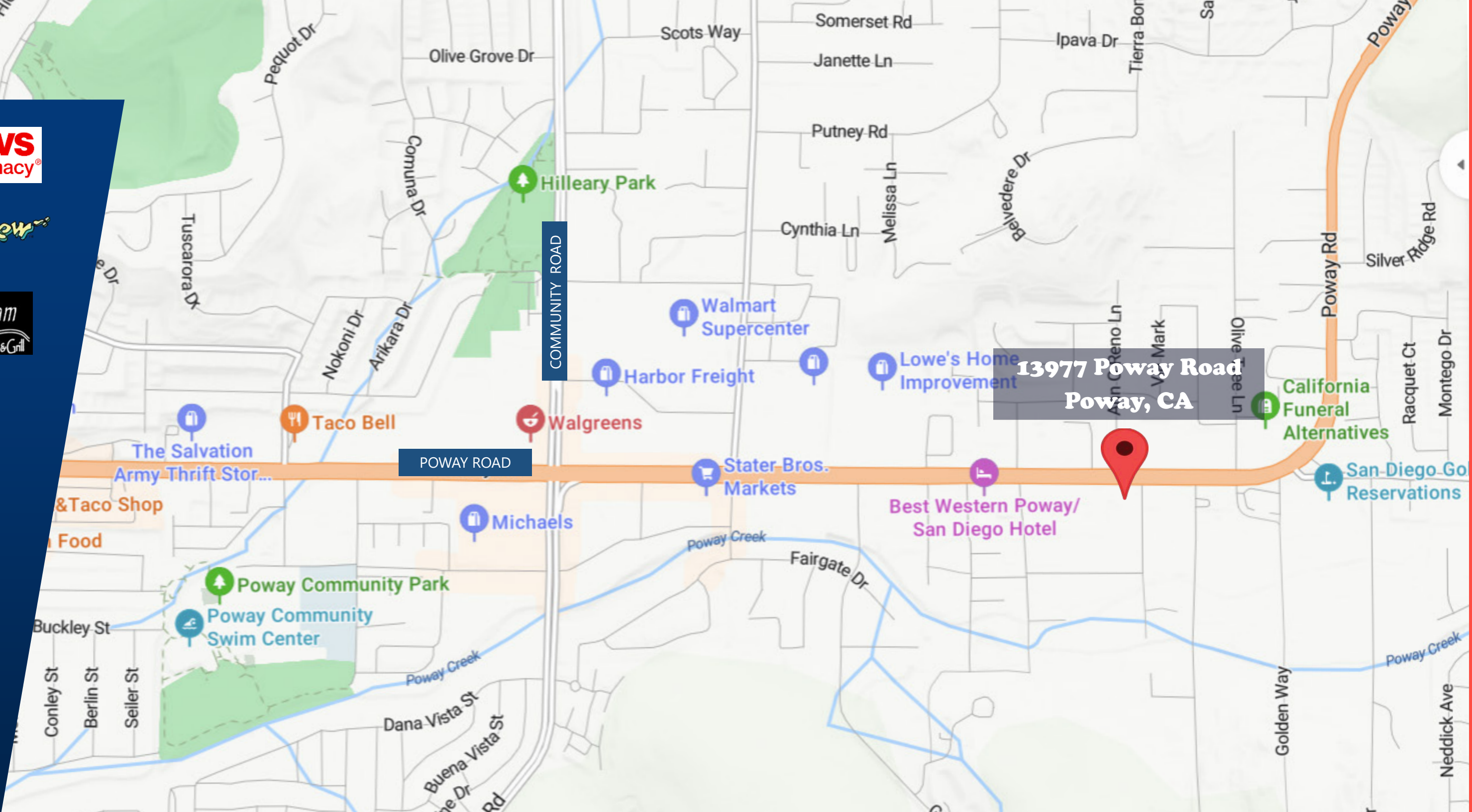
Above the lot, looking eastward as Poway Road curves north.



# Local Amenities

Poway Road's local amenities include:

- 99 Cents Only
- El Pollo Loco
- Jack in the Box
- Stater Brothers
- Mainstream
- Habit Burgers
- Board & Brew
- Panda Express
- Baba Kabob
- Starbucks
- ChickFilA
- McDonald's
- Taco Bell
- Don Pollo
- Five Guys
- Brigantine
- CitiBank
- Rubios
- Walmart
- Big Lots
- Bua Thai
- Lowe's
- Chase
- KFC
- CVS





# CITY OF POWAY

Affectionately described by locals as "The City in the Country," Poway seamlessly blends the vibrant energy of an urban hub with the smalltown charm of a rural community.

Here, quality of education is a continuing source of pride, as demonstrated by the Unified School District's consistent state-wide ranking within the Top 10%. The local economy receives high marks as well, anchored by a stateofheart business park supporting more than 19,000 jobs.

Satisfy your "city" side with signature bistros, boutiques, and urban entertainments. Or embrace your "country" side with expansive parks, hiking trails and beautiful Lake Poway. There's always something new to discover in "The City in the Country."



Enjoy hundreds of vendors, food trucks, kids' activities, live music, a classic car show, beer & wine garden, and much more at the Annual Poway Fall Festival.



Beautiful parks, 76 miles of trails, and numerous community events throughout the year.

Lake Poway Recreation Area has provided exceptional outdoor recreational opportunities since 1972.



The annual Mickey Cafagna Memorial Golf Classic was established to honor Mickey Cafagna, former Mayor of Poway.



Old Poway Village, adjacent to Old Poway Park, is where you can find local and organic produce and artisan foods at the Farmers Market as well as unique handmade treasures made by local artists.

Poway is filled with horse trails as an alternative means of transportation for many.

*From City of Poway website Poway.org*





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# SPIRE

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